

SOUTH WEBER CITY COUNCIL WORK MEETING

DATE OF MEETING: 12 May 2015

TIME COMMENCED: 5:30 p.m.

PRESENT: MAYOR:

Tammy Long

COUNCILMEMBERS:

**Scott Casas
Randy Hilton
Michael Poff
Marlene Poore
David Thomas**

CITY MANAGER:

Duncan Murray

CITY RECORDER:

Tom Smith

Transcriber: Minutes transcribed by Michelle Clark

VISITORS: Barbara Hall, Mike Reynolds, Jarrod Case, Jan Ukena, Debi Pitts, Bryon Saxton, Tom Graydon, Cammy Floyd, Maryann & Brady Ferrin.

Presentation regarding upcoming environmental work at HAFB (pertaining to Operable Unit #1): Barbara Hall, Site Manager for Operable Unit #1, explained that there will be two projects on the hillside. She discussed the plume image that has been published on the RAD website. She said the plume is continuing to get (surface area) smaller. She said it is based on the concentration in the wells where they collect samples.

Barbara explained the two different projects and stated that HAFB is trying to shrink the size of the plume faster.

Mike Reynolds, Project Manager for the two projects, said that Project 1 is subsurface injections of vegetable oil and a microbial culture to speed up the natural degradation of groundwater contaminants (*cis*DCE). He explained that there will be 10 injection wells near monitoring well U1-1602 (located on HAFB). He estimated it will take a week to install 10 injection wells and then two weeks later they will inject 20 gallons of vegetable oil and 840 gallons of water per injection well along with 0.5 gallons of microbial culture and 6 gallons water per injection well. He said in two years they expect to reduce the *cis*DCE concentration by 90% and reduce the lifespan of the plume by 13 years.

Mike then explained Project 2 which is a modification to the existing groundwater extraction system to reduce power consumption. The project will include: new drain lines to allow gravity drainage of groundwater from the exterior trenches, a new pipeline along the OU1 hillside to carry water to a new lift station, and a new lift station to pump groundwater back up to the existing discharge line (which drains off-base to the CWSID for treatment) He said the objective is to reduce the power consumption by 70%. Project 1 will begin next week. Project 2 (Extraction System Modifications) is planned to begin August/September 2015.

Council Member Poff said at one time when clean up was taking place there were warning signs, which caused some concern for people. Barbara said there will be no work done on private property. Mike said they won't be wearing any masks or respirators.

Council Member Poff asked about slope stability. Mike said we have had concern, but have also had geologist walk the site areas and we will be working to stay away from those locations. The Council thanked the representatives from HAFB for their attendance.

CONSENT AGENDA:

- **Approval of April 28, 2015 City Council Work Meeting Minutes**
- **Approval of April 28, 2015 City Council Meeting Minutes**
- **Approval of May 6, 2015 City Council Special Meeting Minutes**

Mayor Long asked if there were any concerns or amendments to the minutes. There were none.

Public Hearings and Action On:

Ordinance 15-02: Amendment to the City's Zoning Map – A change of zoning for Maryann and Brady Ferrin for approx. 1.77 acres located at 739 E. South Weber Drive (Parcel 13-02-0034) to be changed from Agricultural (A) to a Residential Low Zone (R-L): The Ferrin's have made application to change approximately 1.77 acres from Agricultural (A) to a Residential Low Zone (R-L). The Planning Commission recommended approval on 23 April 2015. Council Member Thomas said it is inconsistent with the current general plan map. Tom said the Planning Commission recommended because the property will be subdivided and add one additional home. Debi Pitts, from the Planning Commission, said it is located on South Weber Drive. She said across the street the zoning is Residential Low. Council Member Thomas is concerned that if it is not consistent with the general plan map, if they missed something. Debi explained it was a three to two vote and those against were concerned because it wasn't consistent with the master plan. Council Member Poff doesn't have a problem with it. Council Member Hilton doesn't see any reason not to rezone. Duncan said it does match zoning across the street. Mayor Long asked if there is any issue with another access onto South Weber Drive. Duncan said the permit would require UDOT access. Council Member Poff doesn't see why there should be a concern. Council Member Thomas said he always has a concern with approving something not consistent with the general plan. He is concerned about a precedent.

Jan Ukena, 7948 S. 2100 E., is concerned about a blind spot and hill access. Duncan said that would be part of the subdivision process. Jan said there are about four more houses down the road that could do the same thing.

Brady Ferrin, 739 E. South Weber Drive, said there is no hill and explained the location.

Ordinance 15-03: An amendment to Section 10-1-10 Definitions (Building, Height Of) of the South Weber City Code: Duncan explained that Barry Burton, City Planner, has been working on this with the Planning Commission. He then explained the difficulty on trying to decide the building height. He said this ordinance will define and clarify the measurement.

The proposed amendment is as follows:

BUILDING, HEIGHT OF: The vertical distance from the average finished grade at the outside corners of the front façade of the building to the highest point of the roof. Where, due to unusual building design, there is no corner, the average grade will be measured at point of tangency with a line perpendicular to the front property line.

Council Member Thomas asked why it isn't measured from the finished grade. Debi stated the finished grade can be manipulated. Council Member Thomas is concerned about manipulating the grade artificially.

Resolution 15-15: Adopt a Tentative Budget for Fiscal Year 2015-2016: Because of time restraints, there was no discussion on this item.

Resolution 15-18: Adopt a Fire Department Vehicle Replacement Plan: Because of time restraints, there was no discussion on this item.

Action on:

Check Register for April 1-30, 2015: Because of time restraints, there was no discussion on this item.

Adjourned at 6:00 p.m.

APPROVED: _____ **Date**
Mayor: Tammy Long

Transcriber: Michelle Clark

Attest: _____ **City Recorder: Tom Smith**

